

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
APRIL 4, 2013**

SUMMARY

A request by the Doris Overton Trust (owner) to annex 25.2 acres of land into the City of Columbia, and to assign RMH (Residential Manufactured Home) as permanent City zoning. The subject site is located on the east side of Highway 63, west of Rolling Hills Road and south of Old Millers Road, and is addressed 5950 Rolling Hills Road. (Case # 13-29).

DISCUSSION

The applicant is requesting approval of RMH (Residential Manufactured Home) as permanent City zoning, pending annexation of the subject property on April 15, 2013. The proposed zoning is equivalent to the site's existing Boone County R-M (Moderate Density Residential) zoning designation.

The subject site is developed with 97 manufactured home sites, of which roughly two thirds are currently occupied by tenants. The requested RMH district requires approval of a preliminary RMH development plan, per Section 29-11(e) of the Zoning Regulations. Since the site was previously developed, it does not comply with several modern requirements identified within the City's RMH zoning district, and the applicant is requesting variances from those non-conforming standards, as outlined in section 4.b. of the attached "Application for the permanent zoning of property". Staff is not opposed to these requested exemptions based on the fact that they reflect existing circumstances which do not threaten the health, safety, or welfare of tenants or the general public.

The proposed preliminary RMH plan includes a future expansion to add 16 manufactured home spaces where the existing sewage lagoons are currently located at the southern portion of the site. An addendum to the application for the permanent zoning requests additional variances from requirements of the RMH zoning district pertaining to future expansion of the manufactured home park, as follows:

Item 1 of the applicant's addendum requests a variance from Section 29-11(f), which requires screening to be provided along the perimeter of the entire manufactured home park when a final development is approved for an extension of the existing park. The applicant provides detailed reasons for granting this variance based on elevations, setbacks, and lack of need for such screening along the subject site's perimeter.

Item 2 of the addendum request for variances proposes relief from public street and lot width and area requirements to allow the addition to be integrated into the existing RMH park.

Staff is not opposed to these variances to the proposed future RMH addition.

Staff has reviewed the preliminary RMH development plan, and, with the exception of the proposed variances, finds that it meets all of the criteria associated with the proposed City RMH zoning district.

It should be noted that, with the exception of the requested variances, any future expansion or modification of the existing development will be required to comply with current City regulations, including zoning, subdivision, and land preservation regulations. A final RMH development plan will need to be reviewed and approved by the Planning and Zoning Commission and Council prior to any expansion of development on the subject site.

RECOMMENDATION

Staff recommends the following:

- 1 Approval of RMH as permanent City zoning
- 2 Approval of the proposed preliminary RMH development plan, including approval of all requested variances

ATTACHMENTS

- Aerial and topographic locator maps
- Application for the permanent zoning of property, including requested variances
- Preliminary RMH development plan
- Addendum to the application for permanent zoning, requesting additional variances from requirements for the proposed extension of the existing manufactured home park

SITE HISTORY

Annexation Date	Pending annexation on April 15, 2013
Existing Zoning District(s)	County R-M (Moderate Density Residential)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Surveyed tracts. No development permits can be issued until subdivision occurs to meet legal lot status

SITE CHARACTERISTICS

Area (acres)	25.2 acres
Topography	Flat to gently sloping from north to south
Vegetation/Landscaping	Mix of impervious developed areas and grassed open space with interspersed trees
Watershed/Drainage	Bonne Femme Creek
Existing structures	97 pad sites, approx. 48 occupied by manufactured homes; and 3-4 administrative & accessory buildings

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	City A-1 (Agricultural)	Farmland
South	County C-G (Commercial) & A-1	Commercial and farmland
East	County A-1	Farmland
West	County C-G & M-L (Light Industrial)	Commercial & industrial

UTILITIES & SERVICES

Sanitary Sewer	Existing lagoons on RMH site
Water	Consolidated Water District #1
Fire Protection	Boone County Fire Protection District (Columbia Fire Dept. upon annexation)
Electric	Boone Electric Cooperative

ACCESS

Rolling Hills Road	
Location	East side of site
Major Roadway Plan	Minor Arterial (unimproved & County-maintained), requiring 84-100 ft of ROW. 30 ft existing ROW. 35 ft additional ½ width ROW needed.
CIP Projects	None

Bass Lane	
Location	North side of southern portion of site
Major Roadway Plan	Minor Arterial (unimproved & County-maintained), requiring 84-100 ft of ROW. Approx. 33 ft existing ROW. 33.5 ft additional ½ width ROW needed.
CIP Projects	None

Old Millers Road	
Location	North side of site
Major Roadway Plan	Local Residential (unimproved & County-maintained), requiring 50 ft of ROW. 30 ft existing ROW. 10 ft additional ½ width ROW needed.
CIP Projects	None

PARKS & RECREATION

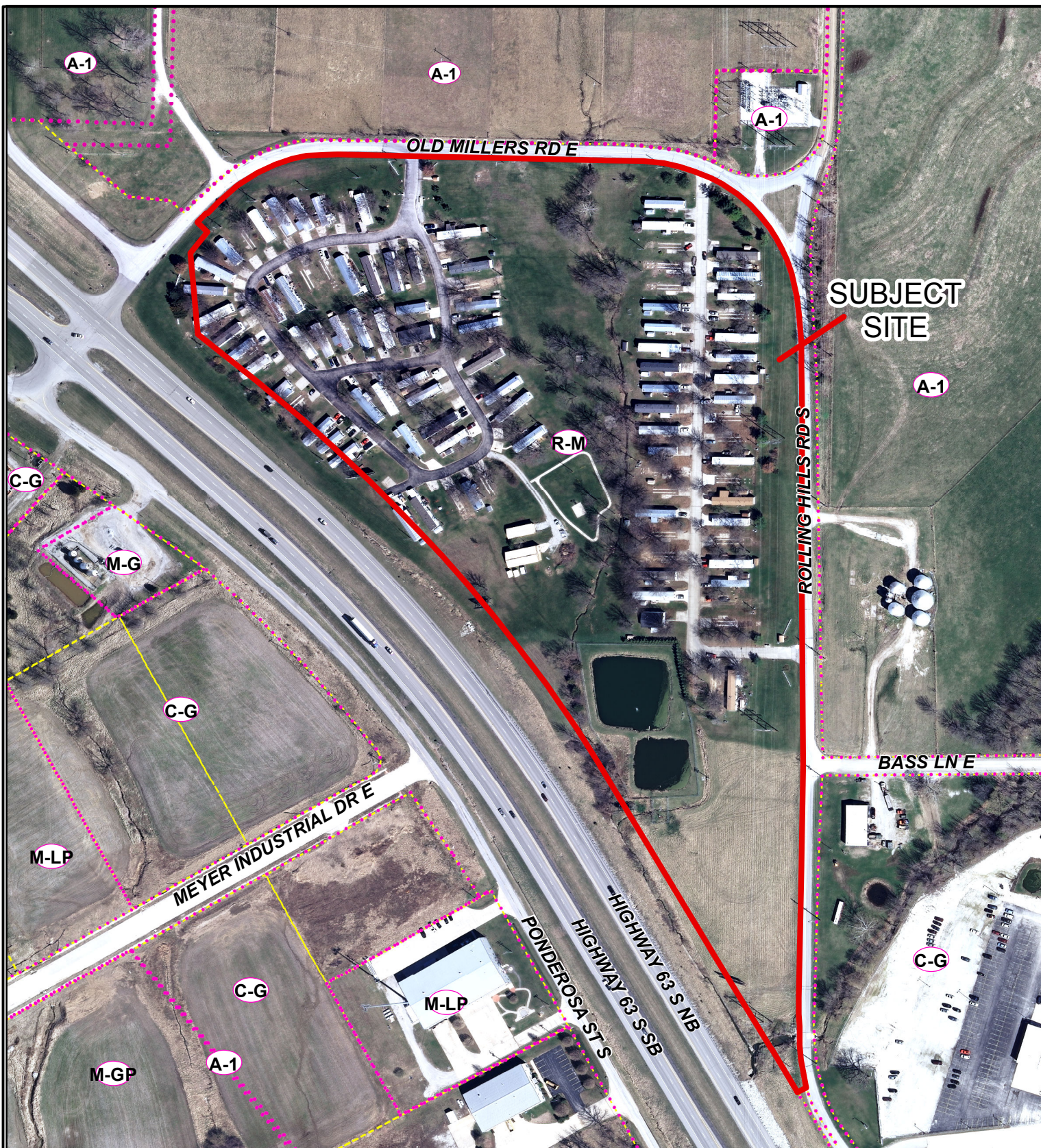
Neighborhood Parks	N/A
Trails Plan	No trails planned adjacent to site. Trails Plan does not extend this far out. However, future trail connections may be desired to extend through site's regulated stream corridors.
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on March 5, 2013.

Public Information Meeting Recap	Number of attendees: None Comments/concerns: None
Neighborhood Association(s) Notified	N/A
Correspondence Received	None as of this writing

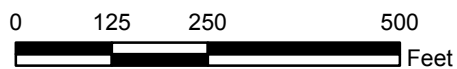
Report prepared by Steve MacIntyre; approved by Patrick Zenner

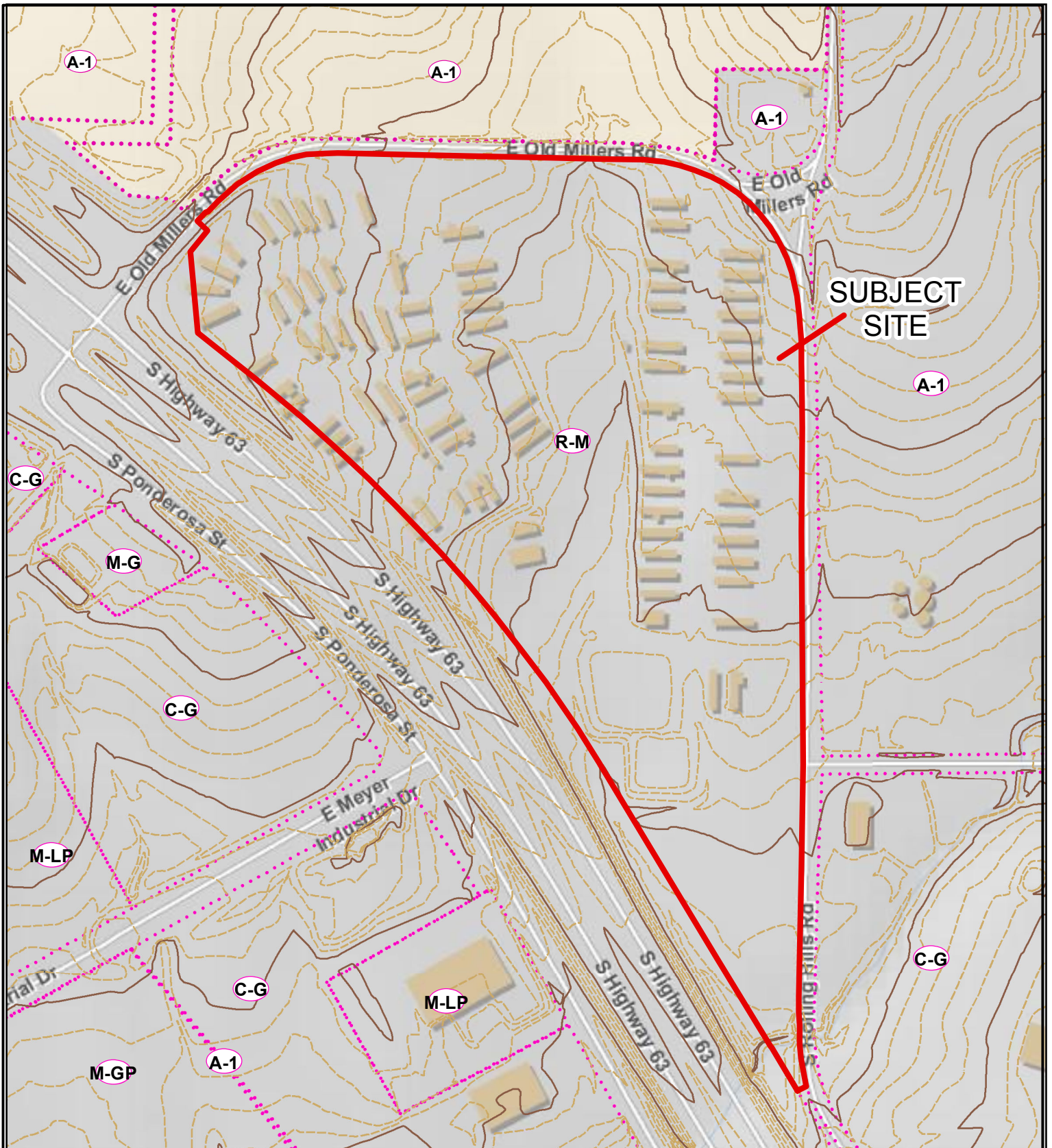


**Case 13-29: Annexation,
Permanent zoning, and RMH plan
Doris Overton Trust**

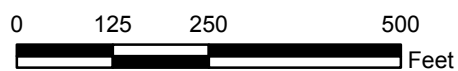


2011 Orthophoto
Source: Boone County Assessor

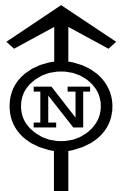




**Case 13-29: Annexation,
Permanent zoning, and RMH plan
Doris Overton Trust**



1 inch = 250 feet



APPLICATION FOR THE PERMANENT ZONING OF PROPERTY

The following constitutes an Application filed by Doris J. Overton, Trustee of the Doris Overton Trust, u/t/a dated July 7, 1998, and the Jack Overton Trust, u/t/a dated July 7, 1998, (the "Owner") for the permanent zoning of real estate (the "Property") now located in Boone County, Missouri, and which is the subject of a Petition for Annexation contemporaneously filed herewith. This Application constitutes a request that the below-described Property be zoned to zoning district RMH, in the manner described below. In connection with this Application, the following information is hereby submitted:

1. **General Location of Property:** This Property is located south of Old Millers Road and east of Highway 63. The Property consists of approximately 25.2 acres. In this regard:

a. Attached hereto as Exhibit A is the legal description of the Property requested to be zoned RMH.

b. Attached hereto as Exhibit B is an aerial photo showing the Property.

c. Attached hereto as Exhibit C is a "location map" showing the location of the Property in relation to existing streets.

2. **Property Owner:** Attached hereto as Exhibit D is a copy of the Owner's deed dated July 16, 1998, whereby the Owner acquired title to the Property.

3. **Present Zoning:** This Property presently has been zoned by Boone County, Missouri, in Zoning District R-M under the zoning ordinances of Boone County, Missouri.

4. **Requested Zoning:** The Owner requests the Property be zoned RMH under the City's Zoning Ordinances as set forth in Exhibit E attached hereto. Furthermore, the Owner specifically requests the Property be zoned, to wit:

a. Pursuant to Section 29-11(e), attached hereto as Exhibit F is a Preliminary RMH Development Plan for the Property. The Applicant believes that the Preliminary RMH Development Plan meets all requirements set forth in Section 29-11(e), subject to the exceptions below.

b. Pursuant to discussions with City Staff regarding the existing residential manufactured home park located on the Property, the following exceptions to the RMH standards and criteria are requested for the Property:

i. Section 29-11(d)(3) *Yards*: a. All manufactured homes shall be set back at least twenty-five (25) feet from all perimeter property lines of the RMH district. The setback is intended to be a landscaped open area. Parking, streets, drives, accessory vehicles and accessory uses shall not be allowed within the twenty-five (25) foot setback area. A permanent screen consisting of a

masonry wall, wood fence, landscaping material, or combination thereof, at least eight (8) feet in height and, when a fence is used, not to exceed twelve (12) feet in height, shall be required around the perimeter of the site. The required screening shall have opacity of at least eighty (80) percent year around and, if landscaping is used, the eighty (80) percent opacity shall be achieved within four (4) full growing seasons. In the event a masonry wall or wood fence is used, landscaping shall be placed between the wall or fence and the property line to form an ornamental screen. The required screening shall be maintained in good order and not allowed to exist in a state of disrepair or death. If wood fencing is used, it shall be durable in nature or treated to prevent rapid deterioration. Failure to maintain the required screening shall be considered a violation of this chapter.

When High Hill Circle Mobile Home Park was originally developed, perimeter setbacks were provided. The expansion of US Highway 63 required additional right-of-way from these setbacks. Currently there are less than 10 mobile homes with a setback of less than 10' and less than 10 mobile homes with a setback between 10' and 25'. The remaining mobile homes are located more than 25' from the property line.

ii. Section 29-11(d)(3) Yards: d. There shall be a minimum distance of twenty (20) feet between any two manufactured homes.

The vast majority of homes meet this criterion. There are a few homes with a minimum distance of 10' between them.

iii. Section 29-11(d)(4): Stormwater management. A stormwater management system shall be designed to minimize the possibility of soil erosion and flood damage on site and downstream.

Current stormwater management on site consists of sheet and gutter flow in roadways and swale conveyance to natural channels. This system functions properly and does not encourage soil erosion or flooding. This requirement is vague and could be interpreted many different ways. Therefore, a variance to this requirement has been requested

iv. Section 29-11(d)(5): Space or lot area. Each manufactured home space or lot shall be at least four thousand fifty (4,050) square feet.

Individual lots are not delineated as part of this plan.

v. Section 29-11(d)(6): Space or lot width. Each manufactured home space or lot shall be at least forty-five (45) feet in width.

Individual lots are not delineated as part of this plan.

vi. Section 29-11(d)(7): *Streets*. Interior access shall be provided by public streets. Public streets shall be built to city standards and shall have sidewalks on both sides.

Interior streets are private and do not conform to city standards. Sidewalks are not provided.

vii. Section 29-11(d)(10) *Stand and tie-downs for manufactured homes*: a. A stand shall be provided for each manufactured home. Said stand shall be placed on or in the ground in such a manner as to provide support and leveling for such manufactured home, and shall be designed in accordance with the building code.

We believe that all lots provide a stand that functions as intended. However, this requirement is vague and the definition of a "stand" varies. Therefore, we have requested a variance to this requirement.

viii. Section 29-11(d)(12) *Miscellaneous standards for manufactured home parks*: c. The manufactured home development shall provide storage areas, in addition to automobile parking requirements, for accessory vehicles such as trucks and boats. The minimum area required for such storage shall be one parking space for each ten (10) manufactured homes.

Accessory vehicle storage is available to tenants. However the storage area does not designate vehicle spaces and the amount of storage available is less than the rate specified in this requirement

ix. Section 29-11(d)(12) *Miscellaneous standards for manufactured home parks*: e. All yard areas and other open spaces not otherwise paved or occupied by structures shall be landscaped and maintained.

High Hill Circle Mobile Home Park is very well maintained. However, a variance has been requested to this requirement due to the fact that a small gravel drive (serving the two maintenance buildings) exists on site

x. Section 29-11(d)(12) *Miscellaneous standards for manufactured home parks*: f. Any enclosed structure attached to a manufactured home shall be made out of compatible or similar exterior materials and in conformance with city building codes. No structure shall be constructed within 10 feet from the boundary of any space or lot which borders the perimeter of the RMH District.

Structures exist within 10 feet from the boundary of the RMH District.

c. It is the understanding of the Applicant that the existing residential manufactured home park will be brought into the City "as is"; therefore, the aforementioned exceptions to the Property are required and necessary. However, the Applicant challenges anyone to go to the Property and look for themselves the high

quality of the existing residential manufactured home park. The Applicant and her agents strive for the Property to be one of the highest quality residential manufactured home parks in the City and Boone County. The Applicant takes great pride in the quality of the High Hill Circle Mobile Home Park and its residents.

5. **Use of the Property:** The Property is currently being used for the operation of the High Hill Circle Mobile Home Park.

6. **Columbia Land Use Designation:** The portion of the Property currently County zoned R-M and requested to be zoned RMH is believed to be designated in the City of Columbia's Metro 2020 Land Use Plan as being appropriate for "neighborhoods".

7. **Reasons for Requesting Zoning Changes:** Future land use planning on and around the Property is now possible given the decisions recently made with respect to the Discovery Ridge Parkway, the improvements to Rolling Hills Road, and the annexation of the adjacent property owned by the University of Missouri.

8. **Completeness of Submission:** To the best of the knowledge and belief of the undersigned, this zoning request is complete and meets all requirements of the City's ordinances. However, if additional information is or has been inadvertently or mistakenly omitted, please advise, and we will promptly furnish it to you.

9. **Adjacent Property Owners:** It is the Owner's understanding that the City's staff will determine the names and addresses of all property owners who own real estate within a distance of 185 feet of the boundaries of the subject Property and will thereafter notify them in accordance with the City's ordinances.

10. **Filing Fee:** Attached hereto is our firm's check in the amount of \$250.00 which we understand to be the requisite filing fee for this Application including the Petition Requesting Annexation of Land to the City of Columbia, Missouri to which this Application is attached. If additional funds are required in connection with this submission, please advise.

11. **Hearing Before Planning and Zoning Commission:** When this matter is scheduled before the Planning and Zoning Commission, please duly advertise this hearing in the manner required by the City's ordinances. Please let me know when this has been scheduled and accomplished.

Thank you for your attention to this matter.

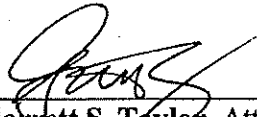

Garrett S. Taylor, Attorney for Applicant/Owner

EXHIBIT A

Legal Description of the Property

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 3478, PAGE 28 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 LYING NORTH AND EAST OF U.S. HIGHWAY 63 RIGHT-OF-WAY AND ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 LYING NORTH AND EAST OF U.S. HIGHWAY 63 RIGHT-OF-WAY AND SOUTH OF OLD MILLERS ROAD AND CONTAINING 25.2 ACRES.

EXHIBIT B

Aerial Photo

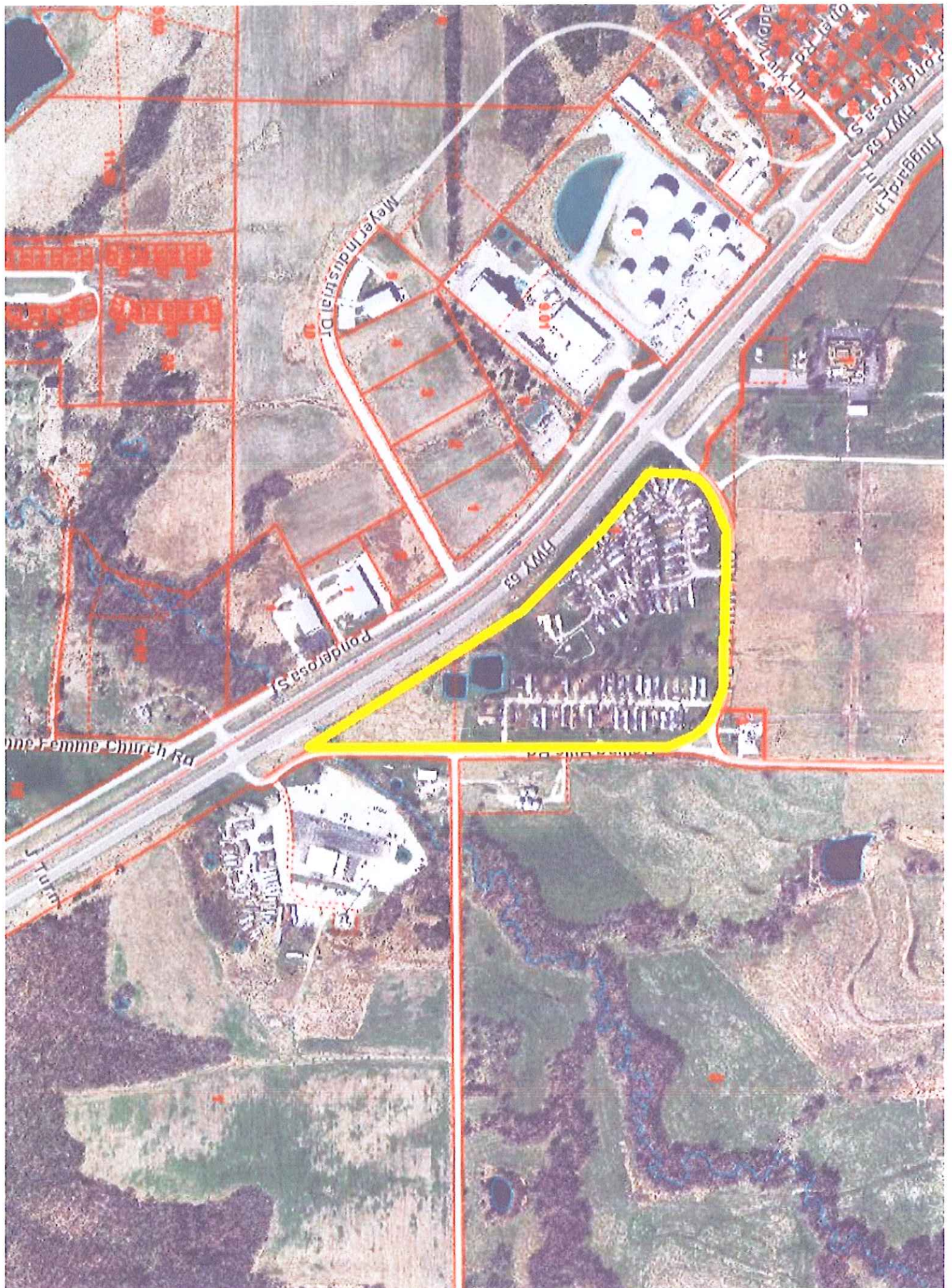


EXHIBIT C

Location Map

LOCATION MAP OVERTON ANNEXATION



EXHIBIT D

Quit Claim Deed

Boone County, Missouri
Unofficial Document

Recorded in Boone County, Missouri

Date and Time: 05/05/2009 at 02:44:24 PM

Instrument # 2009011549 Book 3478 Page 28

Grantor OVERTON, JACK

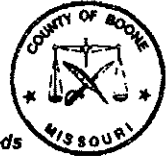
Grantee OVERTON, JACK TRUST

Instrument Type QTCL

Recording Fee \$27.00 E

No of Pages 3

Bettie Johnson
Bettie Johnson, Recorder of Deeds



**RECORDER OF DEEDS CERTIFICATE
BOONE COUNTY, MISSOURI
EXEMPT DOCUMENT**

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.



Bettie Johnson
Recorder of Deeds
801 E. Walnut, Room 132
Columbia, Missouri 65201
573-886-4345

THIS PAGE HAS BEEN RECORDED AS THE FIRST PAGE OF YOUR DOCUMENT - DO NOT REMOVE THIS PAGE

<http://www.ShowMeBoone.com>

Boone County, Missouri
Filed for record on _____, 19____ at _____ o'clock _____ M _____
Boone County, Missouri. **BOONE COUNTY MO MAY 05 2009**
~~Unofficial Document~~

Document No. _____ recorded in Book _____ Page _____.

QUIT CLAIM DEED

THIS DEED, Made and entered into this 16th day of July, 1998, by and between JACK OVERTON and DORIS J OVERTON, husband and wife, party of the First Part, Boone County, State of Missouri, grantor, and to JACK OVERTON, trustee, or successor trustee(s) of the JACK OVERTON TRUST DATED JULY 7, 1998 and DORIS J. OVERTON, trustee, or successor trustee(s) of the DORIS OVERTON TRUST DATED JULY 7, 1998, as tenants in common, party of the Second Part, of Boone County, State of Missouri, grantee

Grantee's mailing address: 1908 Fairview Rd., Columbia, Missouri 65203

WITNESSETH, That the said 1st party of the First Part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the said 2nd party of the Second Part, the receipt of which is hereby acknowledged, does by these presents CONVEY AND QUIT CLAIM unto the said 2nd party of the Second Part, the following described Real Estate, situated in the County of Boone and State of Missouri, to-wit

ALL THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THREE (3) LYING NORTH AND EAST OF U.S. HIGHWAY NO. 63, AND ALL OF THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THREE (3), LYING NORTH AND EAST OF U.S. HIGHWAY NO. 63, AND SOUTH OF THE ASHLAND GRAVEL ROAD EXCEPT THREE AND FIFTY-SEVEN HUNDREDTHS ACRES OF LAND IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION THREE (3), DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON IN CENTER OF ASHLAND GRAVEL ROAD WHERE IT INTERSECTS NORTHERLY LINE OF RIGHT-OF-WAY OF U.S. HIGHWAY NO. 63, THENCE EAST WITH CENTER OF SAID GRAVEL ROAD SIX HUNDRED TEN (610) FEET, THENCE SOUTH FIVE HUNDRED ELEVEN (511) FEET TO THE NORTHERLY LINE OF U.S. HIGHWAY NO. 63, THENCE NORTHWESTERLY WITH NORTHERLY LINE OF U.S. HIGHWAY NO. 63 TO THE PLACE OF BEGINNING, ALL OF FOREGOING LAND BEING IN TOWNSHIP FORTY-SEVEN (47), RANGE TWELVE (12), IN BOONE COUNTY, MISSOURI AND THE SOUTH FIFTY-SEVEN AND NINE HUNDREDTHS (57.09) ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWO (2); ALSO ONE HUNDRED FORTY-EIGHT AND SIXTY-THREE HUNDREDTHS (148.63) ACRES MORE OR LESS, A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION (3) PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION THREE (3); THENCE SOUTH EIGHTEEN AND THIRTY HUNDREDTHS (18.30) CHAINS TO THE CENTER OF U.S. HIGHWAY NO. 63; THENCE FOLLOWING THE CENTER LINE OF SAID HIGHWAY SOUTH 29 DEGREES EAST TWENTY-FIVE AND SEVENTY-FIVE HUNDREDTHS (25.75) CHAINS TO THE POINT OF INTERSECTION OF THE CENTER LINE OF SAID HIGHWAY WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE EAST TWENTY-SEVEN AND FIFTY-SEVEN HUNDREDTHS (27.57) CHAINS TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE NORTH FORTY AND FIFTY-FIVE HUNDREDTHS (40.55) CHAINS TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) THENCE WEST FORTY AND TWENTY-EIGHT HUNDREDTHS (40.28) CHAINS TO THE POINT OF BEGINNING, ALL IN TOWNSHIP FORTY-SEVEN (47), RANGE TWELVE (12), IN BOONE COUNTY, MISSOURI. LESS THAT PART CONVEYED TO

<http://www.ShowMeBoone.com>

THE STATE HIGHWAY COMMISSION OF MISSOURI BY RIGHT-OF-WAY DEED DATED
AUGUST 9, 1967. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

IN WITNESS WHEREOF, the said 1st party of the First Part have hereunto set their hands the day and year first above written

Jack Overton
JACK OVERTON
Doris J. Overton
DORIS J. OVERTON

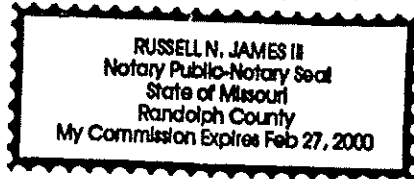
STATE OF MISSOURI)

) SS:

COUNTY OF BOONE)

On this 16th day of July, 1998, before me personally appeared JACK OVERTON and DORIS J OVERTON, to me known to be the persons who executed the foregoing instrument and acknowledged the execution of the same as a free act and deed

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Columbia, Missouri, the day and year first above written



Russell N. James II
Russell N. James II, Notary Public
Randolph County, Missouri
My Commission 2/27/00

STATE OF MISSOURI)

) SS:

COUNTY OF BOONE)

I, the undersigned Recorder of Deeds for said County and State do hereby certify that the foregoing instrument of writing was filed for record in my office on the _____ day of _____, at ____ o'clock and ____ minutes __ M, and is truly recorded in Book _____, Page _____

Witness my hand and official seal on the day and year aforesaid

Recorder of Deeds

By.

Deputy Clerk

EXHIBIT E

Zoning Boundaries

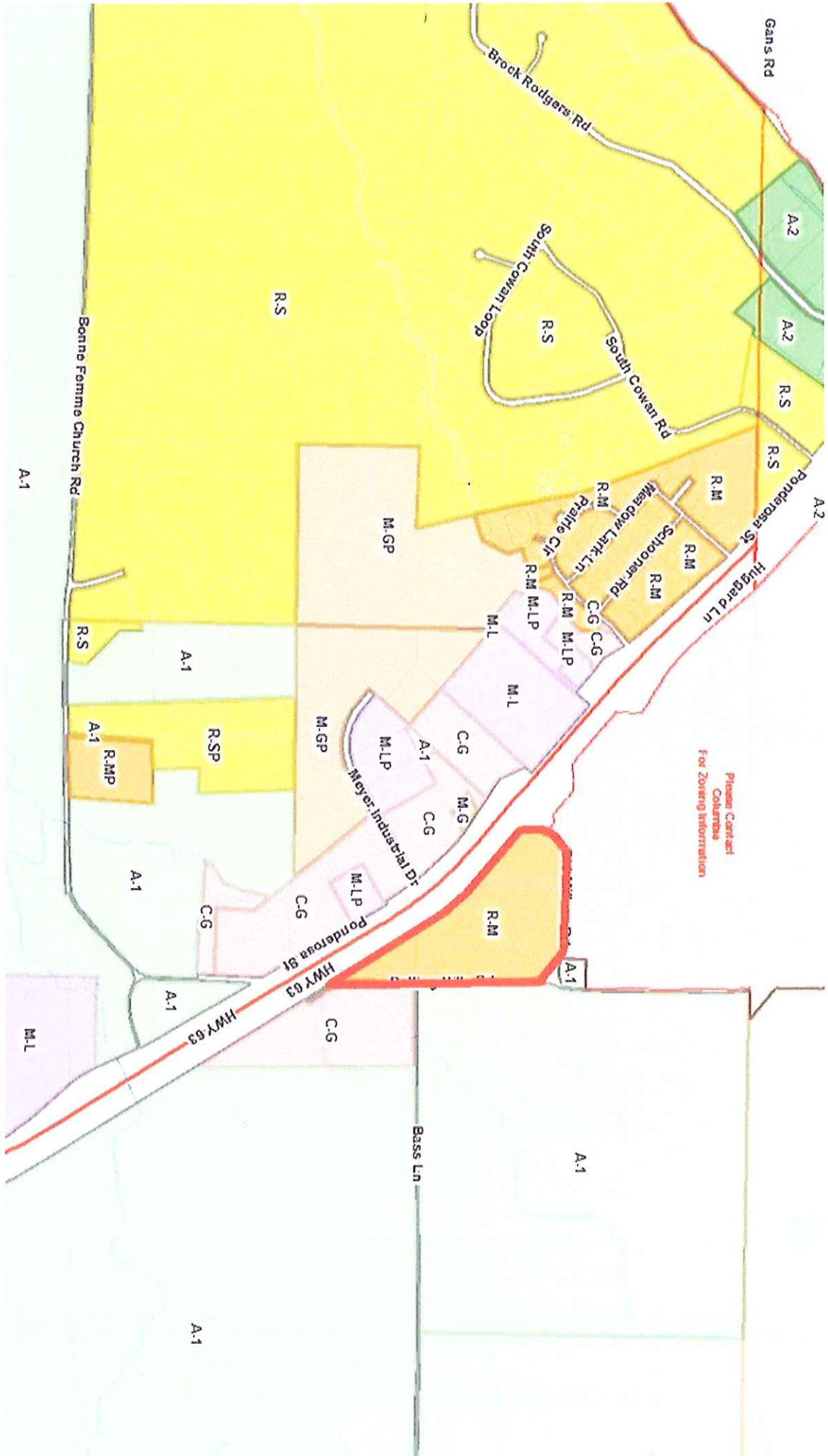
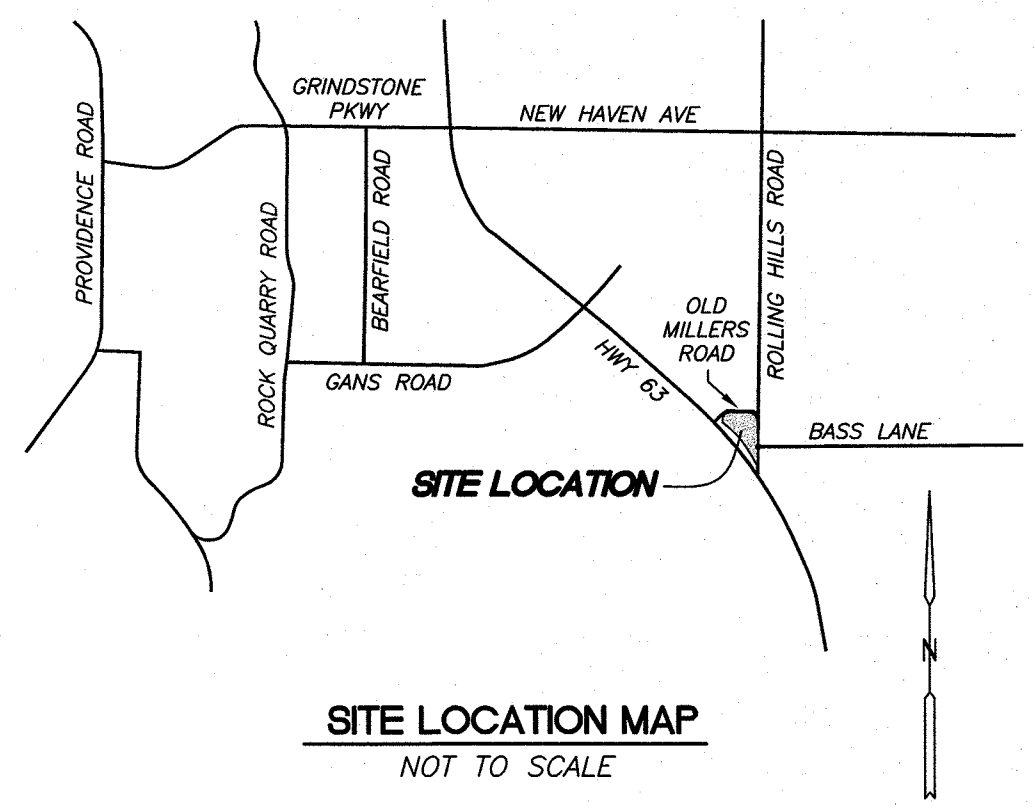
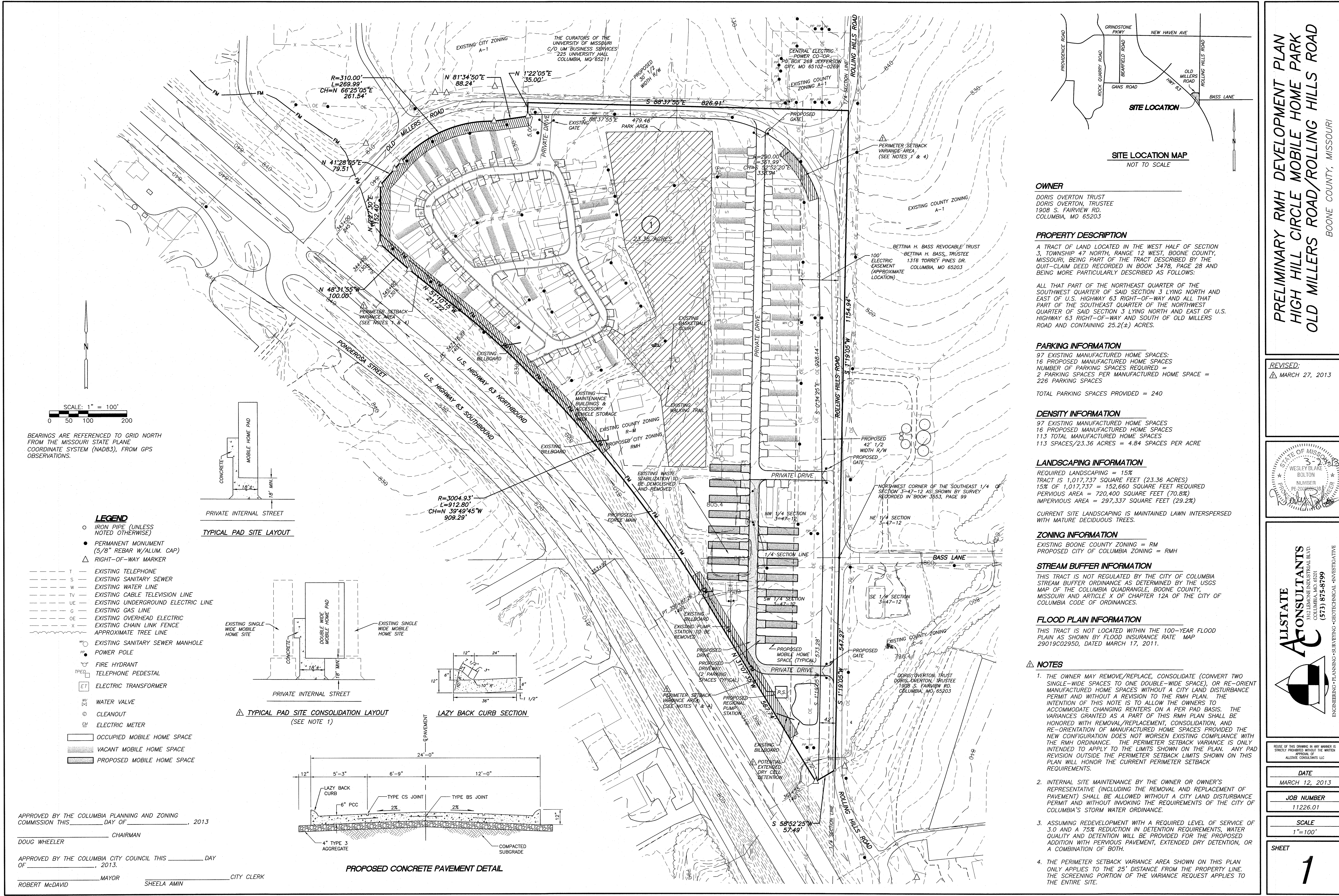


EXHIBIT F

Preliminary RMH Development Plan



OWNER
DORIS OVERTON TRUST
DORIS OVERTON, TRUSTEE
1908 S. FAIRVIEW RD.
COLUMBIA, MO 65203

PROPERTY DESCRIPTION
A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 3478, PAGE 28 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARKING INFORMATION
97 EXISTING MANUFACTURED HOME SPACES;
16 PROPOSED MANUFACTURED HOME SPACES
NUMBER OF PARKING SPACES REQUIRED =
226 PARKING SPACES PER MANUFACTURED HOME SPACE =
226 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 240

DENSITY INFORMATION
97 EXISTING MANUFACTURED HOME SPACES
16 PROPOSED MANUFACTURED HOME SPACES
113 TOTAL MANUFACTURED HOME SPACES
113 SPACES/23.36 ACRES = 4.84 SPACES PER ACRE

LANDSCAPING INFORMATION
REQUIRED LANDSCAPING = 15%
TRACT IS 1,017,737 SQUARE FEET (23.36 ACRES)
15% OF 1,017,737 = 152,660 SQUARE FEET REQUIRED
PERVIOUS AREA = 720,400 SQUARE FEET (70.8%)
IMPERVIOUS AREA = 297,337 SQUARE FEET (29.2%)
CURRENT SITE LANDSCAPING IS MAINTAINED LAWN INTERSPERSED WITH MATURE DECIDUOUS TREES.

ZONING INFORMATION
EXISTING BOONE COUNTY ZONING = RM
PROPOSED CITY OF COLUMBIA ZONING = RMH

STREAM BUFFER INFORMATION
THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP OF THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN INFORMATION
THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP 29019C02950, DATED MARCH 17, 2011.

- NOTES**
1. THE OWNER MAY REMOVE/REPLACE, CONSOLIDATE (CONVERT TWO SINGLE-WIDE SPACES TO ONE DOUBLE-WIDE SPACE), OR RE-ORIENT MANUFACTURED HOME SPACES WITHOUT A CITY LAND DISTURBANCE PERMIT AND WITHOUT A REVISION TO THE RMH PLAN. THE INTENTION OF THIS NOTE IS TO ALLOW THE OWNERS TO ACCOMMODATE CHANGING RENTERS ON A PER PAD BASIS. THE VARIANCES GRANTED AS A PART OF THIS RMH PLAN SHALL BE HONORED WITH REMOVAL/REPLACEMENT, CONSOLIDATION, AND RE-ORIENTATION OF MANUFACTURED HOME SPACES PROVIDED THE NEW CONFIGURATION DOES NOT WORSEN EXISTING COMPLIANCE WITH THE RMH ORDINANCE. THE PERIMETER SETBACK VARIANCE IS ONLY INTENDED TO APPLY TO THE LIMITS SHOWN ON THE PLAN. ANY PAD REVISION OUTSIDE THE PERIMETER SETBACK LIMITS SHOWN ON THIS PLAN WILL HONOR THE CURRENT PERIMETER SETBACK REQUIREMENTS.
 2. INTERNAL SITE MAINTENANCE BY THE OWNER OR OWNER'S REPRESENTATIVE (INCLUDING THE REMOVAL AND REPLACEMENT OF PAVEMENT) SHALL BE ALLOWED WITHOUT A CITY LAND DISTURBANCE PERMIT AND WITHOUT INVOKING THE REQUIREMENTS OF THE CITY OF COLUMBIA'S STORM WATER ORDINANCE.
 3. ASSUMING REDEVELOPMENT WITH A REQUIRED LEVEL OF SERVICE OF 3.0 AND A 75% REDUCTION IN DETENTION REQUIREMENTS, WATER QUALITY AND DETENTION WILL BE PROVIDED FOR THE PROPOSED ADDITION WITH PERVIOUS PAVEMENT, EXTENDED DRY DETENTION, OR A COMBINATION OF BOTH.
 4. THE PERIMETER SETBACK VARIANCE AREA SHOWN ON THIS PLAN ONLY APPLIES TO THE 25' DISTANCE FROM THE PROPERTY LINE. THE SCREENING PORTION OF THE VARIANCE REQUEST APPLIES TO THE ENTIRE SITE.

BEARINGS ARE REFERENCED TO GRID NORTH FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM (NAD83), FROM GPS OBSERVATIONS.

- LEGEND**
- IRON PIPE (UNLESS NOTED OTHERWISE)
 - PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
 - △ RIGHT-OF-WAY MARKER

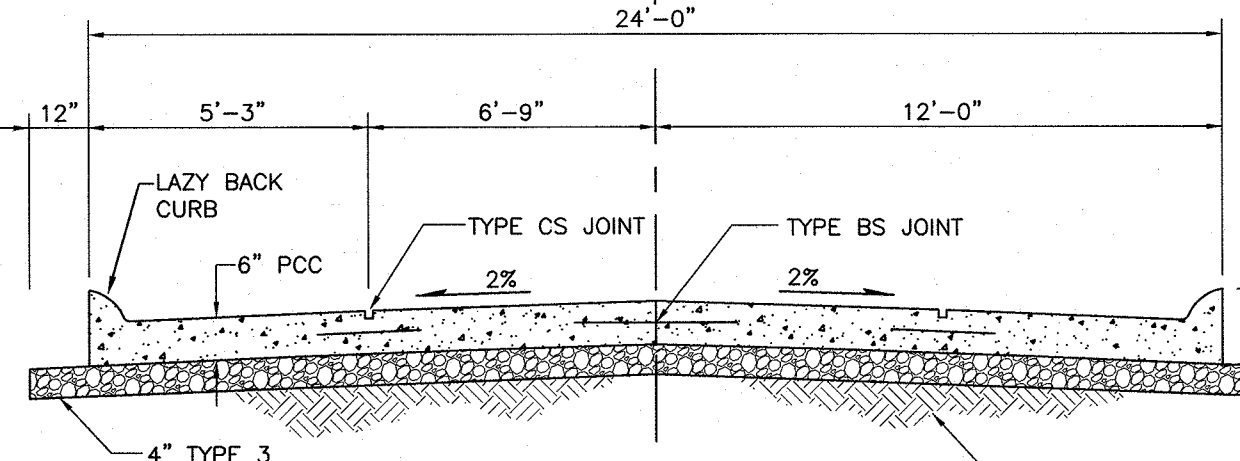
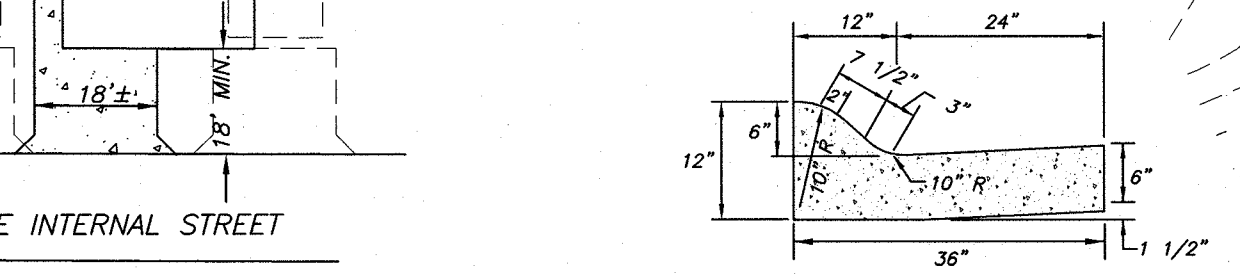
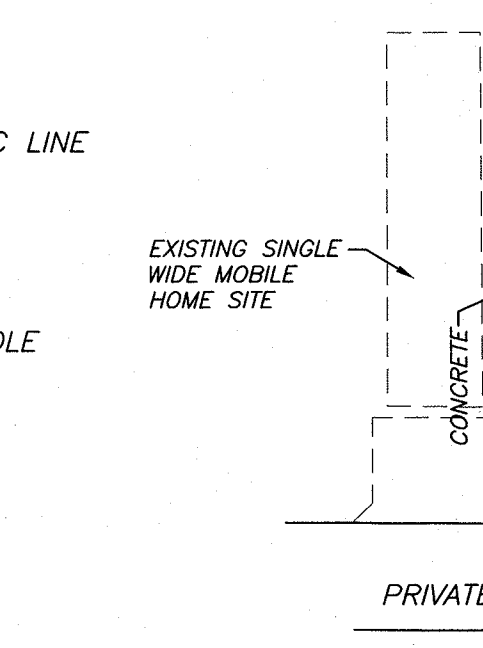
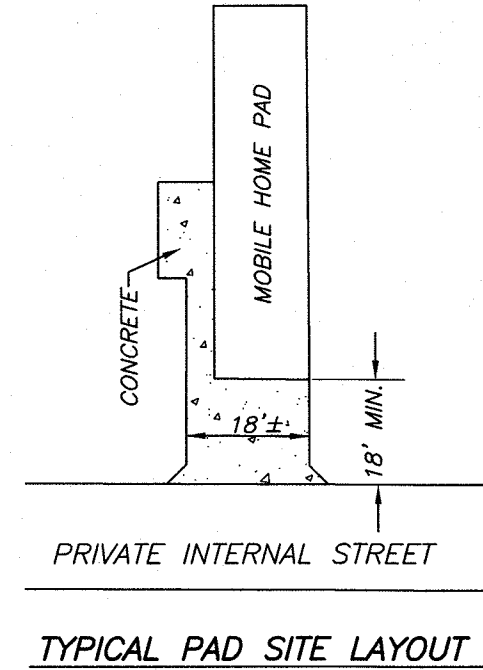
- T --- EXISTING TELEPHONE
- S --- EXISTING SANITARY SEWER
- W --- EXISTING WATER LINE
- TV --- EXISTING CABLE TELEVISION LINE
- UE --- EXISTING UNDERGROUND ELECTRIC LINE
- G --- EXISTING GAS LINE
- OE --- EXISTING OVERHEAD ELECTRIC
- X --- EXISTING CHAIN LINK FENCE
- --- APPROXIMATE TREE LINE

- EXISTING SANITARY SEWER MANHOLE
- PP POWER POLE
- HY FIRE HYDRANT
- TPED TELEPHONE PEDESTAL
- ET ELECTRIC TRANSFORMER
- WV WATER VALVE
- CLEANOUT
- EM ELECTRIC METER

- OCCUPIED MOBILE HOME SPACE
- VACANT MOBILE HOME SPACE
- PROPOSED MOBILE HOME SPACE

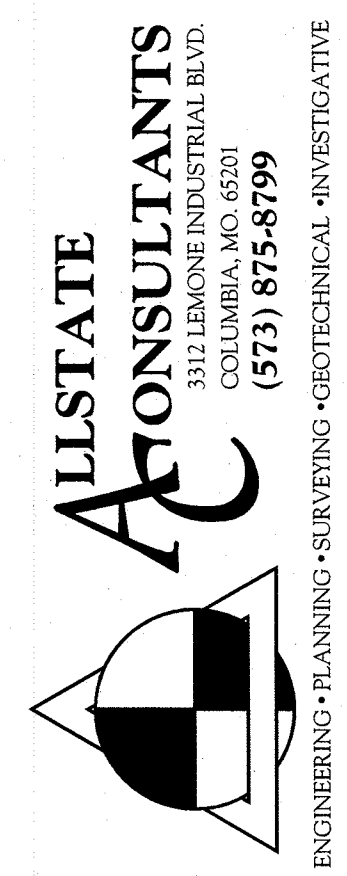
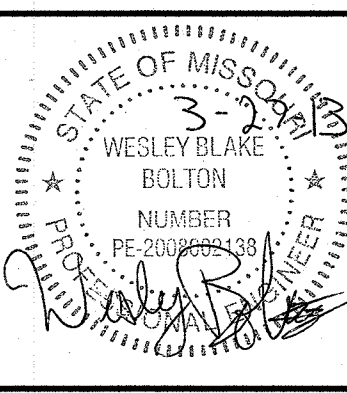
APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2013
DOUG WHEELER CHAIRMAN

APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2013.
ROBERT McDAVID MAYOR SHEELA AMIN CITY CLERK



PRELIMINARY RMH DEVELOPMENT PLAN
HIGH HILL CIRCLE MOBILE HOME PARK
OLD MILLERS ROAD/ROLLING HILLS ROAD
BOONE COUNTY, MISSOURI

REVISED:
MARCH 27, 2013



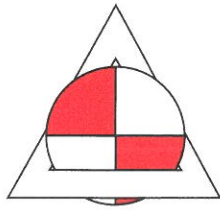
REUSE OF THIS DRAWING IN ANY MANNER IS STRICTLY PROHIBITED WITHOUT THE WRITTEN APPROVAL OF ALLSTATE CONSULTANTS LLC

DATE
MARCH 12, 2013

JOB NUMBER
11226.01

SCALE
1"=100'

SHEET
1



allstate consultants llc

Engineering • Planning • Surveying • Investigative • Geotechnical

March 28, 2013

Steve MacIntyre
City of Columbia Community Development
701 E. Broadway
Columbia, MO 65205

RE: Addendum to Application for the Permanent Zoning of Property
High Hill Circle – 25.2 Acres south of Old Millers Road and East of Highway 63

Dear Mr. MacIntyre,

The purpose of this letter is to provide an addendum to the Application for the Permanent Zoning of Property for the High Hill Circle Mobile Home Park. Per our recent discussions, this addendum will address two items: 1) A request for a variance from Section 29-11(f), and 2) A list of variances requested specifically for the proposed addition shown on the south end of the High Hill Circle RMH Plan.

Item 1: Variance request for Section 29-11(f)

Pursuant to discussions with City Staff regarding the RMH plan, we respectfully request a variance to Section 29-11(f) of the City of Columbia's RMH Zoning Ordinance. Section 29-11(f) states the following:

Section 29-11(f) *Application to enlarge existing manufactured home parks.* Application to enlarge manufactured home parks existing on the effective date of this section shall be subject to all provisions of this section relating to requirements for new parks. Such applications shall be accompanied by plans (preliminary and then final) showing both the proposed enlargement and its relationship to the existing RMH development. When a final development plan is approved for an extension of a manufactured home park existing on the effective date of this section, the screening requirements of Section 29-11(d)(3) shall apply to the entire manufactured home park.

The purpose of the request for a variance to this section involves specifically the screening requirements and serves to supplement the previous request for a variance to Section 29-11(d)(3) *Yards* in the original application. Section 29-11(f) requires that screening be constructed for the entire manufactured home park if any part of the park is

extended (which would impose screening requirements for the existing portion of the park independent of the request for variance to Section 29-11(d)(3)).

For further general clarification, variance from the screening requirements is requested due to site constraints. Site constraints will be discussed for individual sections of the boundary starting from the south corner of the site:

South half of the west boundary (Hwy 63): This section borders US Highway 63 and the tract's elevation is significantly lower than the highway in this area. The required eight feet of screening would not provide any visual barrier as it would be well below the line of sight from the highway to the park.

North half of the west boundary (Hwy 63): Due to Right of Way acquisition for the expansion of US Highway 63, there are minimal setbacks present from the existing homes and continuous screening is not physically possible in this area.

North Boundary (Old Millers Road): This section of the boundary contains a large and well maintained open landscaping area. Only 400' of this boundary has homes backing up to the perimeter.

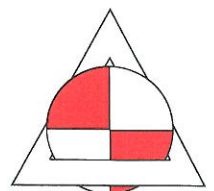
East Boundary (Rolling Hills Road): This section of the boundary contains an overhead electric easement that would prohibit the construction of permanent screening. The entire area from the edge of Rolling Hills Road to the rear of the homes is contained within this easement.

In addition to the aforementioned site constraints, it should be noted that this park has existed and been well maintained at this location for a significant period of time without perimeter screening. It is bounded completely by Right of Way. Pictures illustrating the appearance from the surrounding roadways are included for reference.

Item 2: Variances requested specifically for the proposed addition

Per discussions with City Staff, the purpose of this item is to detail variances requested for the proposed addition on the south end of the site as some of the variances requested in the original application will not apply to this addition. The following exceptions to the RMH standards and criteria are requested for the proposed addition:

- A. Section 29-11(d)(3) *Yards a*: All manufactured homes shall be set back at least twenty-five (25) feet from all perimeter property lines of the RMH district. The setback is intended to be a landscaped open area. Parking, streets, drives, accessory vehicles and accessory uses shall not be allowed within the twenty-five (25) foot setback area. A permanent screen consisting of a masonry wall, wood fence, landscaping material, or combination thereof, at least eight (8) feet in height and, when a fence is used, not to exceed twelve (12) feet in height, shall be required around the



perimeter of the site. The required screening shall have opacity of at least eighty (80) percent year around and, if landscaping is used, the eighty (80) percent opacity shall be achieved within four (4) full growing seasons. In the event a masonry wall or wood fence is used, landscaping shall be placed between the wall or fence and the property line to form an ornamental screen. The required screening shall be maintained in good order and not allowed to exist in a state of disrepair or death. If wood fencing is used, it shall be durable in nature or treated to prevent rapid deterioration. Failure to maintain the required screening shall be considered a violation of this chapter.

The proposed addition will provide a 25' perimeter setback but a variance to the screening requirement is requested so that no additional screening will be required. Justification for this request can be found under Item 1 of this letter.

- B. Section 29-11(d)(5): *Space or lot area.* Each manufactured home space or lot shall be at least four thousand fifty (4,050) square feet.

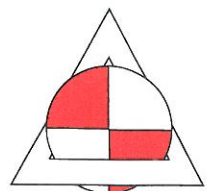
In order to for the proposed addition to integrate with the existing manufactured home park, individual lots are not delineated as part of this plan.

- C. Section 29-11(d)(6): *Space or lot width.* Each manufactured home space or lot shall be at least forty-five (45) feet in width.

In order to for the proposed addition to integrate with the existing manufactured home park, individual lots are not delineated as part of this plan.

- D. Section 29-11d7: *Streets.* Interior access shall be provided by public streets. Public streets shall be built to city standards and shall have sidewalks on both sides.

In order to for the proposed addition to integrate with the existing manufactured home park, the addition's streets are proposed to be private and constructed to the same specifications as the existing streets. Sidewalks are not present along the existing streets and they are not proposed to be constructed along the proposed streets.



Thank you for your consideration. Please let me know if you have any questions or need any additional information.

Sincerely,
Allstate Consultants LLC

A handwritten signature in black ink, appearing to read 'Wes Bolton', with a long horizontal flourish extending to the right.

Wes Bolton, P.E.

